

FAIRWAY THREE TOWNHOMES ASSOCIATION, INC.
POLICY REGARDING SMOKING

Adopted November 21, 2019

PURPOSE: To provide policy and procedure whereby Owners, with a safe and habitable environment away from smoke and secondhand smoke.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing smoking of tobacco or other legal substances on the property.

It has been determined that smoking cigarettes is a hazard to human health and that the inhalation of secondhand smoke by nonsmokers is likewise a hazard to human health.

It is the obligation of the Board of Directors to keep the Common Elements of the Fairway Three Townhomes safe for all residents of the complex. Furthermore, per Section 4.5 of the Declaration of the Association;

“Nothing shall be done on the Property which may be or become an unreasonable annoyance or a nuisance to any other Occupant. The Board or the Managing Agent shall have the right to determine if any activity, noise or odor constitutes a nuisance.”

Therefore, as smoking is both a health hazard and a nuisance to non-smokers, the Association has opted to restrict smoking at the Fairway Three Townhomes to the following degree:

- Smoking shall be allowed in the interior of units provided smoke does not migrate from one unit, through open windows or doors, into another unit.
- Smoking shall be prohibited within twenty-five feet of residential buildings or within twenty-five feet of another Fairway Three Resident.
- Smoking shall be allowed on the driveway area providing there are no other residents within twenty feet.
- Cigarette butts must be disposed of properly.

The disregard of any of the above provisions, including the discarding of cigarette butts onto Common Elements shall result in an immediate fine as allowed for in the Rules and Regulations.

This policy regarding smoking was adopted by the Board of Directors on the 21st Day of November, 2019, effective the 21st day of November 2019, and is attested to by the Secretary of Fairway Three Townhomes Association, Inc.

By: 
Andrew Fisher Secretary



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Janice K. Vos Caudill, Pitkin County, CO